

Selection Criteria

City of Northampton Community Preservation Funding

Community Preservation General Criteria

Preference will be given for projects that best address the following criteria:

- Is eligible under **more** than one community preservation eligibility requirements
 - Acquisition, creation, and preservation of open space.
 - The acquisition, preservation, rehabilitation, and restoration of historic resources.
 - The acquisition, creation, and preservation of land for recreational use.
 - The creation, preservation, and support of community housing.
 - The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.
- Addresses actions and objectives in *Sustainable Northampton* comprehensive plan (whether or not those actions and objectives are CPA eligible).
- Addresses actions and objectives in the *Northampton Open Space and Recreation Plan*.
- Saves resources that would otherwise be threatened or serve an under-served population (anything from endangered species to an unmet recreation resource)
- Project and project proponent demonstrate practicality, feasibility, and viability.
- Project and project proponent demonstrate that they can be implemented expeditiously and within budget.
- Produces an advantageous cost/benefit value or other useful quantitative measurement.
- Leverage additional public and/or private funds
 - CPC monies support only a percentage of direct project costs (gap financing).
 - Other funds leveraged as a result of the direct project.
 - Requires only temporary bridge financing that will be repaid.
- Preserves, utilizes, or improves currently owned city assets.
- Receives endorsement by other municipal boards and/or departments.
- Demonstrates that it is consistent with and, as applicable, in coordination with other city efforts to address the same need.
- A needs assessment demonstrates project is needed.
- Other funding sources are not available to avoid the need for Community Preservation funding.
- A small ecological footprint or will reduce ecological footprint of existing facilities services, including, but not limited to.
 - Materials used—low toxicity, embodied energy, and natural resources demands
 - Potential to decrease ecological footprint of those who use the facilities
 - Non-car dependent locations

All of the plans referred to are available on the city's website:

www.NorthamptonMA.gov/opd

- *Open Space and Recreation Plan—adopted every 5 years it is a blueprint for conservation and recreation actions*
- *Rediscovering Northampton- a ecological assessment of conservation areas.*
- *Sustainable Northampton—the city's comprehensive plan with overall goals, objectives and actions for the city.*

In making their recommendations, the Community Preservation Committee may consider other criteria and may reject any and all proposals.

The Community Preservation Committee reserves the right to issue formal requests for proposals to seek specific proposals to address needs they identify instead of or in addition to accepting proposals.

Community Preservation Open Space Criteria

Preference will be given for projects that best address the following criteria:

- Consistent with City open space plans, goals, objectives, and actions.
- Permanently protect important and unique wildlife habitat or corridors, including areas that are of significance for biodiversity or contain a variety of habitats.
- Provide a diversity of geologic features and types.
- Contain a habitat type that is in danger of vanishing from Northampton or preserve habitat for threatened or endangered species of plants or animals.
- Preserve Northampton's rural and agricultural character.
- Provide opportunities for passive recreation and environmental education.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views and community character defining views.
- Protect aquifer recharge areas and drinking water quantity and quality.
- Provide flood control/storage.
- Preserve valuable surface water resources, including wetlands, vernal pools or riparian zones.
- Preserve parcels identified for preservation in the *Open Space and Recreation Plan and Rediscover Northampton..*
- Preserve large strategic tracts of undeveloped land.
- Preserve parcels adjacent to existing permanently protected open space.
- Provide valuable open space opportunities in urban neighborhoods.
- Preserve land of historic significance
- Provide affordable housing benefits.

Community Preservation Historic Preservation Criteria

Preference will be given for projects that best address the following criteria:

- Consist with City historic preservation plans, goals, objectives, and actions.
- Protect, preserve, enhance, restore and/or rehabilitate properties, features or resources of historical significance; all other things being equal:
 - City-owned parcels shall generally be given the highest priority
 - Non-profit owned properties shall be given next highest priority
 - Projects on major roads and on key gateways to downtown and to Florence shall be given the next highest priority
- Focus on threatened resources
- Include a focus on the historical function of a property or site;
- Project is within or eligible for a local, State or National Historic Register;
- Project demonstrates a public benefit; or
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.
- Project will include the granting of a permanent historic preservation restriction on the entire

parcel to the City.

Community Preservation Community Housing Criteria

Preference will be given for projects that best address the following criteria:

- Consist with City community housing plans, goals, objectives, and actions.
- Create or preserve community housing, with a focus that housing that matches community needs for households:
 - Earning less than 60% of Area Median Income (AMI).
 - Earning 60%-80% of AMI.
 - Earning 80%-120% of AMI.
- Promote and encourage racial, ethnic, and income diversity.
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.
- Ensure long-term affordability, with a focus on
 - Housing affordability of at least 30 years.
 - Housing affordability of at least 99 years.
- Promote use of existing buildings or construction on previously-developed or City-owned sites.
- Convert market rate to affordable units.
- Give priority to local residents, City employees, and employees of local businesses while ensuring racial and ethnic diversity.
- Will give the city credit for the units under MGL Chapter 40B.
- Will target populations in need of housing and underserved populations.
- If project is for population in need of services, provides a detailed plan of how those services will be provided.
- Housing is in LEEDs certified or at least energy star housing.
- Enhance nonprofit capacity for proving housing and related services.
- Provides mixed-use development.
- Provides open space and/or recreation benefits.
- Housing in locations that promote walking and discourage single-occupancy vehicle trips.

Community Preservation Recreation Criteria

Preference will be given for projects that best address the following criteria:

- Consist with City recreation plans, goals, objectives, and actions, including the Open Space and Recreation Plan.
- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Northampton residents of all ages;
- Serves underserved populations (economically, geographically, etc)
- Benefit joint Conservation and Recreation initiatives with joint recreational activities;
- Maximize the utility of land already owned by Northampton (e.g. school property); or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.